

FOR SALE



The Engine Shed, Station Road, Sharnbrook, Bedford, MK44 1PU

1,317 Sq Ft (122.33 SqM)

Offers In Excess Of
£210,000 Exclusive

Attractive Freehold
Investment For Sale

- Let for a term of 5 years from 01/08/24
- Income producing at £16,250 pax
- Parking & external areas
- Sought after location

Location

The building is located within a small mixed use commercial property estate in Sharnbrook. This popular north Bedfordshire village is approximately 9 miles north of Bedford adjacent to the A6.

The village is earmarked for expansion with planning permission granted for approximately 500 new homes with new primary school and community hub.

Description

A detached brick built period building constructed originally as a train engine shed and converted for offices/leisure use more recently.

The property is currently fitted out as a gym/fitness studio and comprises open plan reception and studio area, with kitchen and wc facilities.

Furthermore, there is a separate office/storage room, a rear court yard and parking to the front and side.

Currently let to Off The Shelf Technology Ltd for a term of 5 years from 1st August 2024 at a passing rent of £16,250 per annum. For further information on the tenancy or for a copy of the lease, please speak to the agents.

Terms

The premises are to be sold on a freehold basis at offers in excess of £210,000 exclusive.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition.

Accommodation	Sq M	Sq Ft
Total	122.33	1,317

Areas quoted are approximate and should not be held as 100% accurate.

Business Rates

Rateable Value – £14,500

Interested parties are advised to contact the relevant Local Authority.

EPC

D-86

Viewings

For viewings and further information please contact:

Nathan George

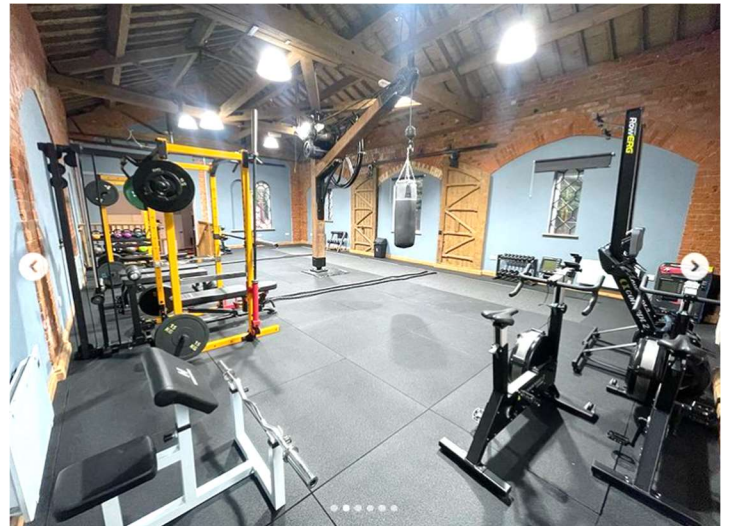
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